

Know all Men by these Presents,
27816

That FSD ASSOCIATES,

a Corporation organized and existing under the laws of the State of Maine
and having a place of business at Waterville

in the County of Kennebec and State of Maine

in consideration of One (\$1.00) Dollar and other valuable considerations

paid by **PAUL G. LENFEST**

whose mailing address is 31 Prescelly Drive, Skowhegan, Maine 04976

TRANSFER
TAX
PAID

the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**
unto the said **PAUL G. LENFEST**

his heirs and assigns forever,

THE UNIT known and designated as Unit #23 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed on September 9, 1986 in the Kennebec County Registry of Deeds in Plan File #E-86179. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986 and is recorded in said Registry of Deeds in Book 2919, Page 320, as amended by Amendments dated June 30, 1986 and September 4, 1986 and recorded in said Registry in Book 2996, Page 275, and Book 3018, Page 195, respectively, which is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181 and E-86182.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and intending to convey a portion of the premises conveyed to FSD Associates, Inc. by warranty deed of Arthur LaChioma and James V. Frouge, dated June 25, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2697, Page 231.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **PAUL G. LENFEST**

his heirs and assigns, to him and their use and behoof forever.

And the said Grantor Corporation does hereby ~~renewant~~ with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **FSD ASSOCIATES**

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Robert Nardi, its President
thereunto duly authorized, this **first** day of the month of **December**
A.D. 19 **86**

Signed, Sealed and Delivered

in presence of

FSD ASSOCIATES.....
(Corporate Name)

By *Robert Nardi*.....
Robert Nardi
Its President

SEAL

State of Maine, County of Kennebec ss.

December 1, 19 86.

Then personally appeared the above named **Robert Nardi**

President of said Grantor Corporation as aforesaid,
and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

David R. Whittier.....
David R. Whittier, Esq. Notary Public
Attorney at Law

SEAL

MY COMMISSION EXPIRES AUGUST 31, 1993
DAVID R. WHITTIER

RECEIVED KENNEBEC SS.

1986 - 3 AM 9:00

RECORDED FROM ORIGINAL